

City Council Meeting Agenda



August 25, 2026

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Mayor
Amy Bublak

Council Members
Kevin Bixel
Cassandra Abram

Erika Phillips
Rebecka Monez
(Vice Mayor)

City Manager
John J. Murphy
City Clerk
Nichole Fiez
City Attorney
Katie O. Lucchesi

PUBLIC PARTICIPATION: Members of the public can participate in City Council meetings in the following ways:

1. Attending in person
 - City Hall Yosemite Room located at 156 S. Broadway, Turlock, California at 6:00 p.m.
2. Attending through zoom (Instructions below)
 - Webinar Link:
 - Meeting ID: 867 6255 3296 Passcode: 092083
 - Call In: 1-669-444-9171 and press pound (#)

PUBLIC COMMENT: The public may address the City Council in person by completing the speaker cards and providing to the Police Officer. To address the City Council remotely, follow the **Instructions for Public Comment using Zoom**. Public comment will begin with speakers attending in-person first, followed by those attending via remote participation.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

GOVERNMENT CODE § 84308 REGULATIONS: To promote transparency and fairness in the governmental decision-making process, there are rules to prevent public officials from being unfairly influenced by contributors to their campaigns. The type of activity these laws were enacted to limit is often referred to as "pay-to-play," and is governed in California by Government Code section 84308. Parties to any proceedings involving a "license, permit, or other entitlement for use," as that term is defined in the Political Reform Act, pending before the City Council must disclose any campaign contribution over \$500 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Gov. Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).

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Next City Council Resolution: 2026-107

Next Ordinance: 1351-CS

INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM

Follow these steps to log into Zoom from your computer or smart device (Your device must have audio capability to participate.):

Go To: www.zoom.us/join

Enter Meeting ID: 867 6255 3296 **Passcode:** 092083

Follow these steps to call into Zoom from your telephone:

Dial 1-669-444-9171 and press pound (#)

Enter Meeting ID: 867 6255 3296 and press pound (#) **Passcode:** 092083

1. **Use the “raise hand” function to join the queue to speak on the current agenda item** when the Chair calls the item for discussion.

Computer / Smart Device Users: You can find the raise hand option under your participant's name.

Telephone Users: Press star-nine (*9) on your phone to raise your hand. Press star-six (*6) to unmute when it is your turn to address City Council.

*Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. You may state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers may be visible to all participants. The City records all public meetings.

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1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**
4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

This is the time for the City Council to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

5. **PROCLAMATIONS, RECOGNITIONS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS**

- A. Presentation: Turlock Partnership Incentive Program Check Presentation: Inspire & Bloom (Economic Development)
- B. Presentation: Turlock Transit in July
- C. Presentation: Sidewalk Program
- D. Proclamation: Honoring Christopher J. Fisher for His Distinguished Service to the City of Turlock
- E. Proclamation: Honoring Martin Serrato Upon His Retirement
- F. Proclamation: Honoring Police Captain Miguel Pacheco Upon His Retirement

6. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion with no separate discussion. Any item may be removed from the Consent Calendar and considered separately at the request of the Mayor or any Councilmember. Prior to Council action, members of the public may address the Council on the Consent Calendar. If during their Consent Calendar comments, a member of the public requests removal of an item for separate consideration, the Mayor or a Councilmember may do so. Public comment on the Consent Calendar is limited to one (1) minute per speaker, regardless of the number of items addressed by the speaker.

- A. Accepting the Weekly Demands of July 17, 2026 Through July 23, 2026 in the Amount of \$2,076,197.06 and the Weekly Demands of July 24, 2026 Through July 30, 2026 in the Amount of \$1,177,402.65
- B. Accepting the Investment and Cash Report for the Month of July 2026 in the Amount of \$327,238,886.66
- C. Accepting the Minutes of the August 11, 2026 City Council Meeting
- D. Reaffirming the Dermination Made by the City Manager in Response to the Emergency Created by the Inoperative Freezer Unit at the Animal Control Facility (City Project No. 26-041 "Animal Control Freezer Evaporator and Condenser Replacement") and Finding that the

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Emergency will not Permit a Delay Resulting from a Competitive Solicitation for Bids Pursuant to Public Contract Code Section 22050(c)(2) (Engineering)

- E. Awarding Bid and Approving an Agreement with A Plus Heating and Air Inc., of Citrus Heights, California in the Amount of \$136,000.00 and Authorizing a Construction Contingency Amount of \$13,600.00 (10%), for City Project No. 25-047 "HVAC and Roof Replacement at the Sodium Hypochlorite Building" (Engineering)
- F. Awarding Bid and Approving an Agreement with ACS US Inc., of Rancho Cordova, California in the Amount of \$71,000.00 and Authorizing a Construction Contingency Amount of \$7,100.00 (10%), for City Project No. 24-020 "Fire Station No. 32 Window Replacements" (Engineering)
- G. Accepting the Improvements and Authorizing the City Engineer to File a Notice of Completion for "Crowell" Subdivision, Project No. 22-028 (Engineering)
- H. Approving Agreement 2026-0172 with Golden Bell Products, Inc. for Sewer Roach Control Applications in Sanitary Sewer Manholes for a Total not to Exceed Amount of \$250,000 (Utilities)

7. FINAL READINGS

8. PUBLIC HEARINGS

- A. Authorizing Submittal of PLHA Plan Amendment for 2020 Allocation Year (Housing)
- B. General Plan Amendment 2026-01, Second Reading of Ordinance Amendment 2026-01 & Rezone 2026-01 (Housing Element): Council to consider rescinding and replacing Resolution 2026-106 and Adoption of the 2023-2031 Housing Element, Amendments to the Land Use and Economic Development Element of the General Plan to Incorporate the Commercial Residential Mixed-Use Designation (CRMU), and Changes to the General Plan Designation of Multiple Properties to CRMU as Well as Second Reading of the Ordinance for Adoption of the Addition of Article 6 to Chapter 9-3 of the Municipal Code to Establish Standards for the CRMU District, amending TMC 9-3-202 and Rezoning of Multiple Properties to CRMU (Development Services)

9. ACTION ITEMS

- A. Accepting the Economic Development Strategic Implementation Plan (2026 – 2029) (Economic Development)
- B. Approving an Agreement with St Francis Electric, for Traffic Signal and Streetlight Preventative Maintenance and Repair Services for a Five (5) Year Term for an Amount not to Exceed \$2,500,000 (WQC)

10. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this portion of the meeting is set aside for members of the public to address the City Council on matters that are not listed on tonight's agenda but are within the subject matter jurisdiction of the City Council. Speakers will be allowed up to three (3) minutes for their comments. The total time allotted for this public comment

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period shall not exceed thirty (30) minutes. Comments on matters outside the Council's subject matter jurisdiction may be ruled out of order by the presiding officer and not permitted to continue. Pursuant to Government Code Section 54954.2(a)(3), the City Council may not take action or engage in substantive discussion on items not listed on the posted agenda. However, the Council or staff may briefly respond to public comments, refer matters to staff, or request that a topic be placed on a future agenda.

11. CITY MANAGER REPORTS/UPDATES

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager's request.

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

13. CLOSED SESSION

- A. Conference with Legal Counsel – Anticipated Litigation Pursuant to Government Code § 54956.9(d)(2)
One Case
- B. Conference with Legal Counsel – Existing Litigation Pursuant to Government Code § 54956.9(d)(1)
One Case: People of the State of California vs City of Turlock (Case No. CV-26-007151)

14. REPORTS FROM CLOSED SESSION

15. ADJOURNMENT